178.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,100 / 703,100
					USE VALUE:	703,100 / 703,100
					ASSESSED:	703,100 / 703,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
306		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KILSON MARION D DE B
Owner 2:	
Owner 3:	
Street 1:	306 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BELLIVEAU JUDITH M -
Owner 2:	-
Street 1:	306 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 1182 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5022.000	300,300	3,300	399,500	703,100
Total Card	0.115	300,300	3,300	399,500	703,100
Total Parcel	0.115	300,300	3,300	399,500	703,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 594.84 /Parcel: 594.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120577

GIS Ref

GIS Ref

Insp Date 08/07/18

!13985!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	300,300	3300	5,022.	399,500	703,100		Year end	12/23/2021
2021	101	FV	291,900	3300	5,022.	399,500	694,700		Year End Roll	12/10/2020
2020	101	FV	292,000	3300	5,022.	399,500	694,800	694,800	Year End Roll	12/18/2019
2019	101	FV	245,400	3300	5,022.	399,500	648,200	648,200	Year End Roll	1/3/2019
2018	101	FV	247,500	3300	5,022.	336,700	587,500	587,500	Year End Roll	12/20/2017
2017	101	FV	247,500	3300	5,022.	308,200	559,000	559,000	Year End Roll	1/3/2017
2016	101	FV	247,500	3300	5,022.	262,500	513,300	513,300	Year End	1/4/2016
2015	101	FV	234,300	3300	5,022.	228,300	465,900	465,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:06:47

LAST REV

Date	Time
08/29/18	10:30:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13985

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELLIVEAU JUDIT	70237-450		11/15/2017		685,000	No	No		
FLEMING WILLIAM	32524-99		3/20/2001		295,000	No	No		
	13922-262		3/17/1980			No	No		N

USER DEFINED

Prior Id # 1:	120577
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2013	653	Re-Roof	6,750	C				
3/9/2010	159	Redo Kit	17,925					
6/14/2001	426	Add Bath	20,000	C				ADD BATH-REMODEL B

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	Inspected	CC	Chris C
6/29/2018	MEAS&NOTICE	CC	Chris C
2/6/2018	SQ Returned	EMK	Ellen K
2/1/2018	Mail Update	EMK	Ellen K
4/29/2014	External Ins	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
10/17/2008	Meas/Inspect	355	PATRIOT
10/17/2008	Meas/Inspect	355	PATRIOT
8/21/2001	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5022		Sq. Ft.	Site		0	70.	1.14	7									399,462						399,500	

Total AC/HA:	0.11529	Total SF/SM:	5022	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,462	Spl Credit		Total:	399,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	78800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336614
Depreciation:	36354
Depreciated Total:	300260

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

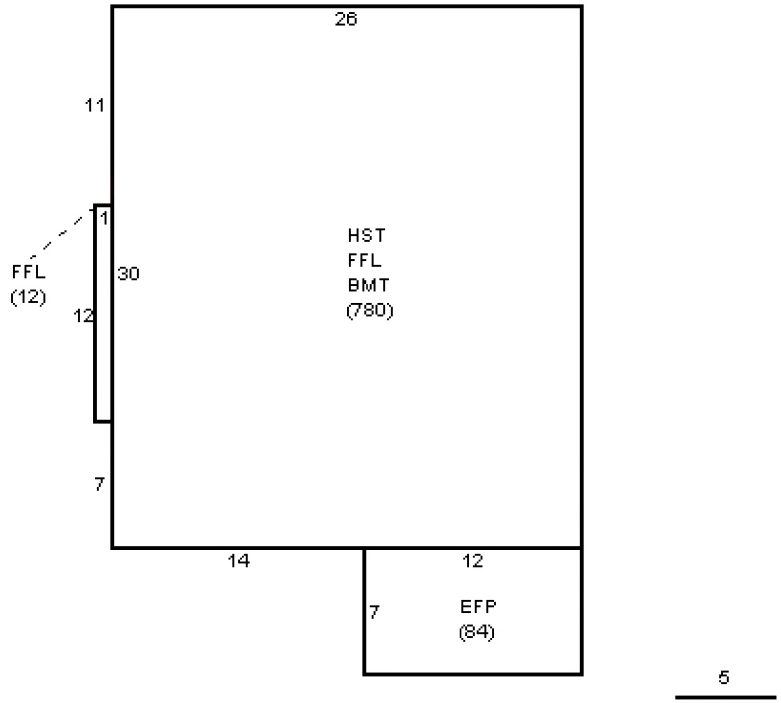
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	146.77
Final Total:	300300	Val/Su SzAd	254.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	792	178.610	141,455
BMT	Basement	780	53.580	41,794
HST	Half Story	390	178.610	69,656
EFP	Enclos Porch	84	58.440	4,909

Net Sketched Area:	2,046	Total:	257,814
Size Ad	1182	Gross Area	2436	FinArea	1182
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1929	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc